



## The Water Tower

Wing Road, Manton, Oakham, LE15 8SZ

### Superb work live converted Water Tower in Rutland

**1,750 sq ft**  
(162.58 sq m)

- Well appointed residential accommodation
- Guide price £350,000 Freehold
- Ground floor workshop
- Parking and garden area
- Offered for sale freehold with vacant possession
- Residential EPC 43E

# The Water Tower, Wing Road, Manton, Oakham, LE15 8SZ

## Summary

Available Size	1,750 sq ft
Price	Offers in the region of £350,000
Rates Payable	£1.93 per sq ft
Rateable Value	£6,600
Service Charge	N/A
Car Parking	Ample spaces within the grounds
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (45)

## Description

Formerly the Water Tower servicing the Railway sidings adjacent to the former Manton Station, the Tower has been converted into a mixed use "work live" dwelling, and to a high standard. There is ample parking and the Water Tower provides a tranquil location from which to work. Adjoining the Tower is a newly constructed Warehouse, under separate ownership, that shares the access, has it's own parking and is used for storage and distribution.

## Location

Well positioned on the outskirts of the Rutland village of Manton the former Water Tower is perfectly located with access to Oakham, Uppingham, Stamford and the junction at Stretton giving direct access to the North and South of the A1.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Work Live Building	1,750	162.58	Available
<b>Total</b>	<b>1,750</b>	<b>162.58</b>	

## Viewings

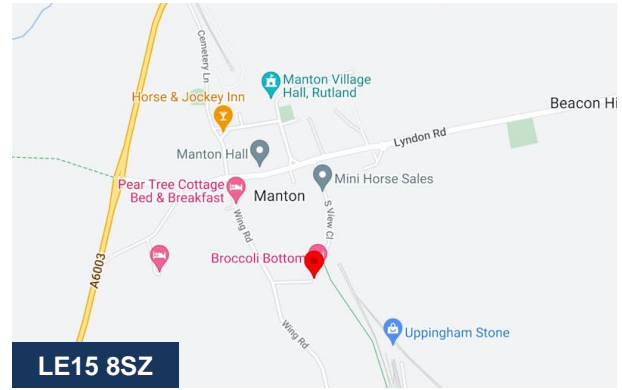
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Services

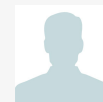
We are advised that Mains Water and Electricity are connected to the property. A new high speed broadband connection has been made to the building. These services have not been inspected or tested by the agent. There is no natural gas in the locality.

## Rutland Council - pre-application

Without prejudice to any further information a pre planning application for the proposed changes from commercial to residential would be likely be accepted - The ground floor would stay as commercial leaving the upper floors as residential.

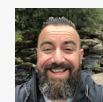


## Viewing & Further Information



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